

**MINUTES OF THE MEETING OF THE REDEVELOPMENT AUTHORITY OF THE
COUNTY OF BERKS**

September 25, 2018

Chairman Glenn Yeager called the meeting of the Board of the Redevelopment Authority of the County of Berks to order at 4:30 p.m. on September 25, 2018 in the Redevelopment Authority Conference Room, 3rd Floor, 606 Court Street, Reading, Pennsylvania.

The following Board members were present for the meeting:

Glenn A. Yeager, Chairman
Eileen Kastura, Vice-Chair
Theodore Bassano, Treasurer
Pellegrino Orlando, Assistant Secretary/ Assistant Treasurer

Chairman Yeager declared a quorum of Board members present.

Also in attendance were:

Kenneth L. Pick, Executive Director
Kathy Miller, Fiscal Officer
Kathy Heckman, Executive Assistant
Pamela J. Cala, Kozloff Stoudt, Solicitor

The Minutes of the meeting of August 28, 2018 were presented. Upon motion by Chairman Yeager and second by Theodore Bassano, the Minutes were approved by 4-0 vote of members present.

Theodore Bassano presented the Report of the Treasurer for the period ending August 31, 2018, which included a Profit & Loss Statement and Balance Sheet. A copy of the Report is attached to these Minutes. Mr. Bassano submitted the Report to the Board

for audit and acceptance. Upon motion by Chairman Yeager, second by Eileen Kastura, all Board members present voted to accept the Report of the Treasurer.

Theodore Bassano then presented the list of invoices to creditors through September 25, 2018, a list of which is attached to these Minutes. Upon motion made by Pellegrino Orlando, second by Eileen Kastura, all Board members present voted to approve the payment of said invoices.

Ken Pick reported that there were two communications and presented to the Board two letters from Governor Wolf's office regarding (1) the approval of a \$1,000,000.00 RACP grant for the West Run Business Park project and (2) the approval of a \$1,500,000.00 RACP grant for the Boyertown Welcome Center project. Mr. Pick stated that acceptance of these approval letters would be dealt with under New Business of the agenda.

Mr. Pick then reported that there were no Committee Reports to present.

Kathy Heckman presented her monthly report on the Next Step Program and Rentals. Mrs. Heckman informed the Board that there are currently twenty-two (22) rental subsidy contracts in place, adding that there are also three (3) pending applications. Mrs. Heckman stated that in one case, the inspection has been completed and in the other two cases they are waiting on inspections. On Rentals, Mrs. Heckman advised the Board that there are new tenants for the Sunshine Home located at 323 Homestead Avenue and that they will move in October 1, 2018. Mr. Pick added that renovations were made to the property and new appliances were installed to update the home.

Ken Pick reported on the Colebrookdale Spur, and informed the Board that requests for bids for the construction of the Pottstown train station would be going out

in October, 2018 and that the \$1,500,000.00 RACP grant from Governor Wolf's office would be used to develop the Boyertown Welcome Center.

Ken Pick reported on Armorcast and the progress of the power plant project that is located within the redevelopment area. Mr. Pick also informed the Board that there will be a Board of View in regard to the Motta property on October 4, 2018. Mr. Pick added that once the acquisition issues are resolved the Birdsboro intersection improvements project will proceed.

Mr. Pick gave the report on the Housing Projects and Blighted Property Review Committee in the absence of Tom Dachowski. Mr. Pick advised the Board that closing on the property located at 523 Greenwich Street is scheduled to occur in approximately two (2) weeks. Mr. Pick stated that there have been delays in completing some of the exterior improvements due to the excessive rain in the area. Mr. Pick then reported that finalization of the plans for the small addition to the property located at 225 Pennwyn are almost complete. Then Mr. Pick reported that Tom Dachowski is continuing to work on the plans for the construction of one (1) new residential dwelling on one of the Summit Avenue properties in Mt. Penn. Lastly, Mr. Pick advised the Board that the Blighted Property Review Committee met this afternoon at 2:30 and that the Committee conducted one (1) Determination Hearing for the property located at 150 Hartman Avenue, Cumru Township, PA. He stated that the outcome of the Hearing resulted in the Committee approving Certification Hearing notices be sent to the owner and lender for a Certification Hearing to be held on November 15, 2018. With regard to the property located at 113 Gerald Avenue, the Committee approved the deferral of any action

pending the outcome of the bankruptcy filed by the owner of the property. In regard to the property located at 127 W. Gaul Street, Wernersville, Pennsylvania, the Committee reviewed a written communication from the Borough of Wernersville which requested that this property be removed from the blighted property list. Solicitor Cala explained that the property was recently purchased and that the new owner was working with the Borough to make renovations to the property.

Under miscellaneous matters, Mr. Pick advised the Board that a new roof and the expansion of the parking area are planned for the District Justice office at the property located at 3200 Reading Crest Avenue in Muhlenberg Township. In addition, Mr. Pick reported that the move to this Authority's new office at 606 Court Street is now complete, with the exception of minor adjustments to the phone system and equipment. Lastly, Mr. Pick reported that he has received three (3) resumes for the Deputy Director position for this Authority. He added that he intends to wait until more resumes are submitted before he shares them with the Board members for their review and consideration.

Under New Business, Mr. Pick presented the Acceptance Letter from RACP for a \$1,000,000.00 grant for the West Run Business Park project. Mr. Pick explained that the project involved the development of an industrial park in Bethel Township, Berks County, Pennsylvania. Upon motion made by Eileen Kastura, second by Theodore Bassano, all Board members present voted to approve the execution of said Acceptance Letter.

Mr. Pick then made a request to approve the execution of a Funding Agreement between this Authority and Berks Coalition to End Homelessness for \$70,000.00 from the

County's Act 137 Fund. Upon motion made by Eileen Kastura, second by Pellegrino Orlando, all Board members present voted to approve the execution of said Funding Agreement.

Mr. Pick then made a request to approve the execution of a Funding Agreement between this Authority and Reading Area Community College for \$250,000.00 from the County's CDBG Program. Upon motion made by Theodore Bassano, second by Pellegrino Orlando, all Board members present voted to approve the execution of said Funding Agreement.

Next, Mr. Pick presented the Acceptance Letter from RACP for a \$1,500,000.00 grant for The Boyertown Welcome Center project. Upon motion made by Chairman Yeager, second by Theodore Bassano, all Board members present voted to approve the execution of said Acceptance Letter.

Mr. Pick then made a request to approve the execution of a Funding Agreement between this Authority and Habitat for Humanity of Berks County for \$85,000.00 from the County's federal HOME Program for the purpose of providing funding for the development of a single-family dwelling at the former blighted property located at 115 Grove Road, Maiden creek Township, Berks County, Pennsylvania. Upon motion made by Eileen Kastura, second by Theodore Bassano, all Board members present voted to approve the execution of said Funding Agreement.

Lastly, Mr. Pick presented Resolution No. 2018-5, a copy of which is attached to these minutes. Upon motion made by Chairman Yeager, second by Eileen Kastura, all Board members present voted to approve the adoption of Resolution No. 2018-5, which

provides for the revision of this Authority's fees for the administration of grants and loans.

The next meeting of this Authority will be held on October 23, 2018.

On motion to adjourn by Theodore Bassano, second by Chairman Yeager, and approved unanimously, the meeting was adjourned at 5:15 p.m.

Pellegrino Orlando, Asst. Secretary